

# 41 Cedar House

NEWLANDS LANE, BUCKIE, AB56 1JX



*SPACIOUS THREE BEDROOM DETACHED  
BUNGALOW, POPULAR QUIET RESIDENTIAL AREA*



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“Cedar House ”is situated in a quiet popular residential area of Buckie, this detached three bedroom bungalow was architecturally designed and built in 1967 in its day to the highest of specifications, using only quality materials, woods and tradespersons. The property further benefits from full double glazing, and gas central heating, undoubtedly in walk-in condition but would benefit from further modernization and upgrading. Located a few minutes walk from the town centre and local amenities, and is perfect for those who are looking for a property on a single level.

The spacious accommodation over a single level consists of a vestibule which in turn leads to the welcoming reception hall. A spacious lounge with a picture window to the front of the property is flooded with natural light, to the rear of the property is a large kitchen with a dining area, a recently fitted shower room/wet room which is designed for disability access, there are two good sized double bedrooms and a third bedroom of reasonable size. In addition, there are ample storage cupboards throughout the property.

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**The Lounge**





# The Kitchen







**Bedroom 1**







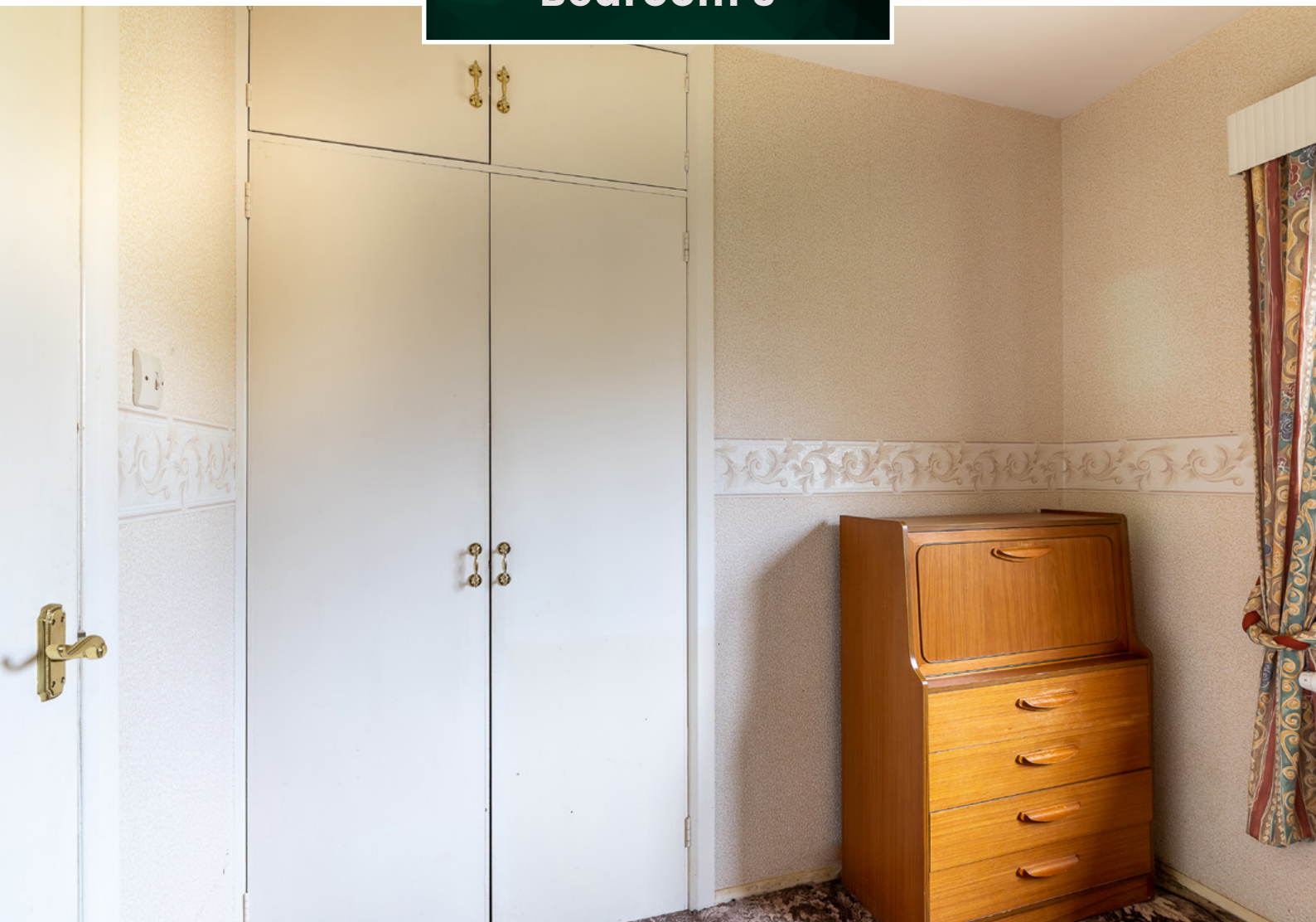
**Bedroom 2**



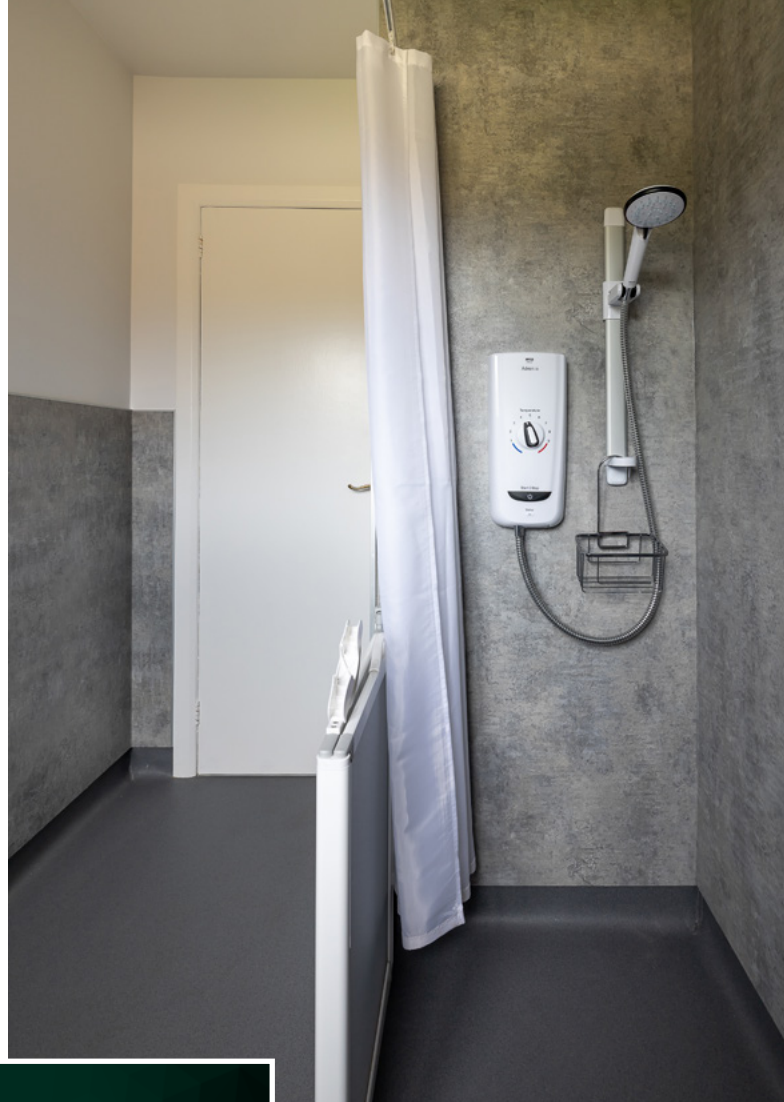




**Bedroom 3**







## Shower Room







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To the front of the property, a gated driveway and pedestrian gate with a boundary wall allow access to the property, where there is off-street parking for multiple vehicles, the front garden is laid mostly on a lawn with borders containing seasonal flowers.

The extensive rear garden has a large boundary wall, ensuring that this garden is a safe environment for children and pets alike. Laid mostly to lawn with borders containing, decorative stone chip with sporadic planting of mature shrubs and plants.

A large patio area is perfect for al-fresco dining, entertaining and enjoying the afternoon sun. A wooden garage to the rear of the property completes the garden.

Property is serviced with mains electricity, water, drains and gas.

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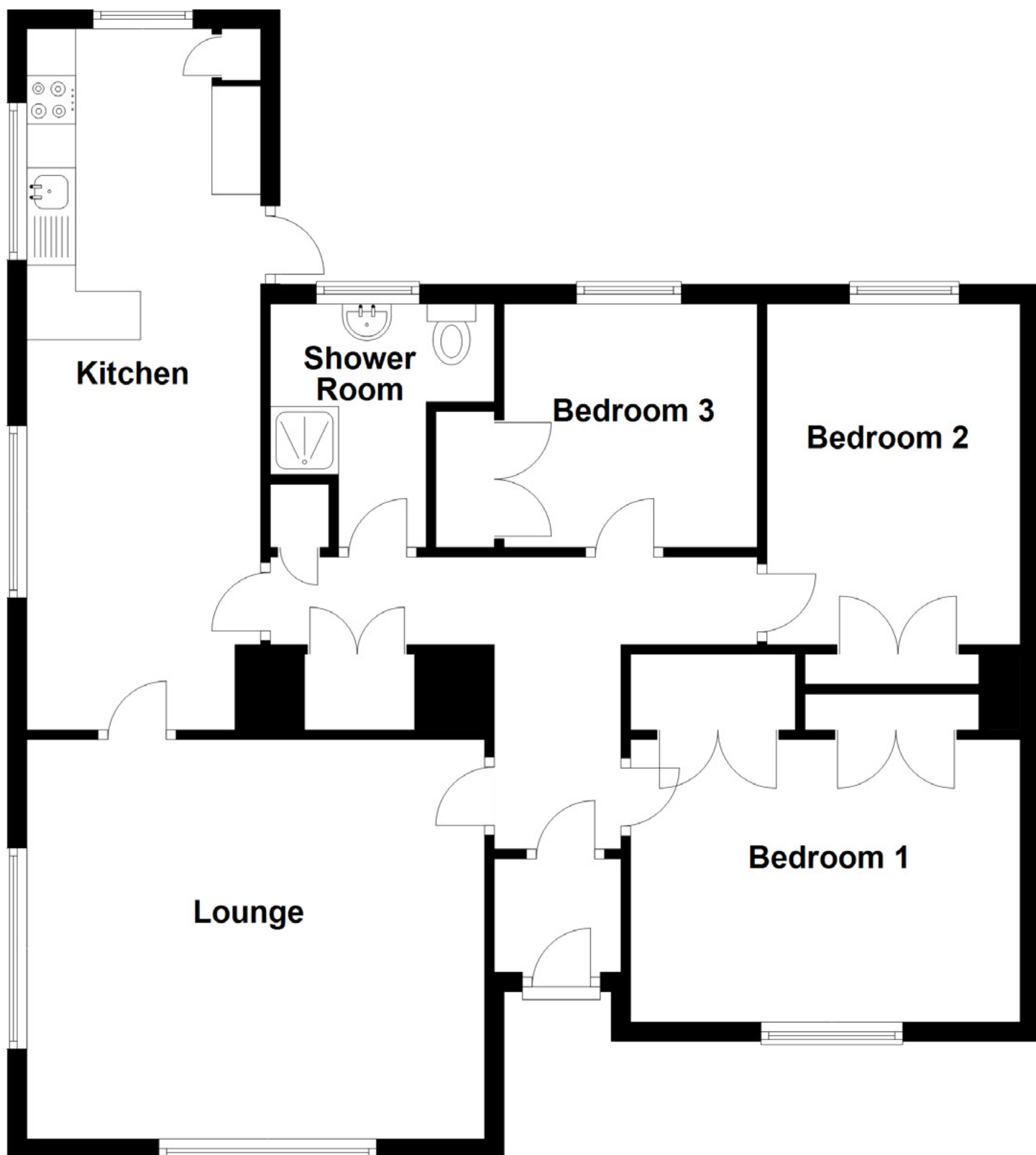




**The Garden**







Approximate Dimensions  
(Taken from the widest point)

Kitchen	7.20m (23'7") x 2.40m (7'10")	Shower Room	2.50m (8'2") x 2.30m (7'7")
Lounge	4.70m (15'5") x 4.10m (13'5")	Gross internal floor area (m <sup>2</sup> ): 86m <sup>2</sup> EPC Rating: D	
Bedroom 1	4.00m (13'1") x 2.90m (9'6")		
Bedroom 2	3.50m (11'6") x 2.60m (8'6")		
Bedroom 3	2.60m (8'6") x 2.50m (8'2")		





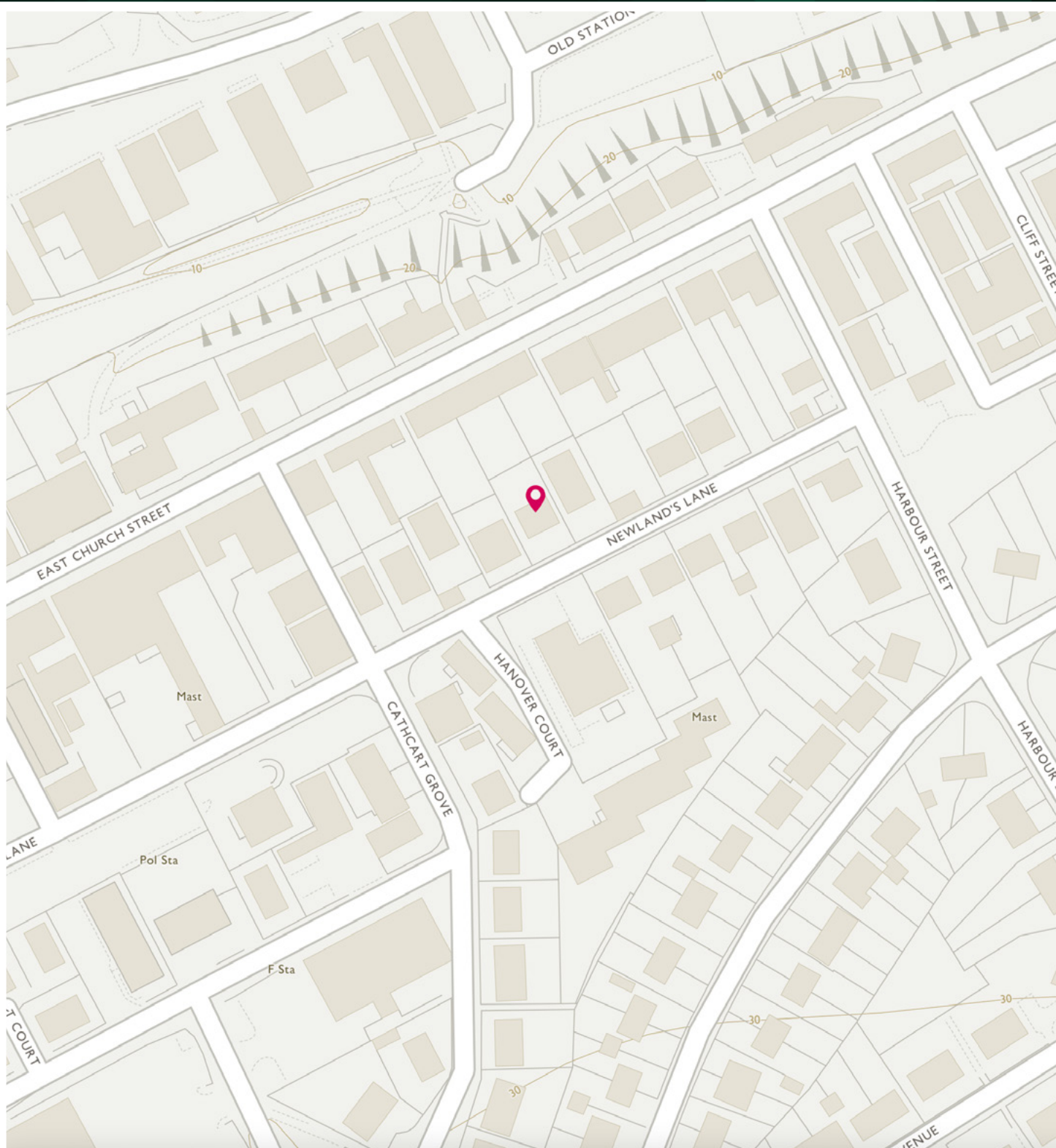
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“Cedar House ” 41 Newlands Lane is located in the upper part of Buckie, a small fishing town on the renowned Moray Firth coastline. Just a short drive and you have a choice of both pebbled or sandy beaches and rugged coastline where an abundance of wildlife can be seen from seals to dolphins and numerous species of birds that frequent the Moray Coast. Buckie is a busy little town with a working harbour and marina, it boasts numerous leisure facilities including a leisure centre with a swimming pool, two 18 hole links golf courses and two outside bowling green’s. The River Spey is a short drive and is renowned for its salmon and trout fishing there are also numerous other rivers beaches and local harbours to fish, all within a short distance of this property.

There is a choice of pre-school, primary school and secondary education a couple of minutes walk from the property, together with two major NHS health centres and a small hospital. Further local amenities include banking facilities, restaurants, cafes, pubs, traditional local shops and supermarkets. A comprehensive east coast bus network operates through Buckie.

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# McEwan Fraser Legal

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